Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1173524 DEEDQC
08/23/2024 01:26:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240823-0064981

NANG X. KEAUNOUDONE, ET AL

TO: QUITCLAIM DEED

THANH TONG, Trustee of the
THANH TONG REVOCABLE TRUST dated August 13, 2024

THIS DEED OF REALTY, executed as of the 22 day of August, 2024, by and between, NANG X. KEAUNOUDONE, a single woman, MANILAY PHIMMASEN, a married woman, and THANH P. TONG, a single man, as tenants in common with right of survivorship, ("Grantors"), and THANH TONG, Trustee of the THANH TONG REVOCABLE TRUST dated August 13, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot 55, on the Plan of Poplar Creek Estate, Phase 2, of record in Book 6900, Page 339, as amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to Nang X. Keaunoudone, a single woman, Manilay Phimmasen, a married woman and Thanh P. Tong, a single man, as tenants in common with right of survivorship, by Quitclaim Deed from Nang X. Keaunoudone, a single woman and Manilay Phimmasen, a married woman, as tenants in common with right of survivorship, dated July 25, 2019, and recorded August 1, 2019, of record in Instrument No. 20190801-0076059, in the Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

NANG X. KEAUNOUDONE Grantor

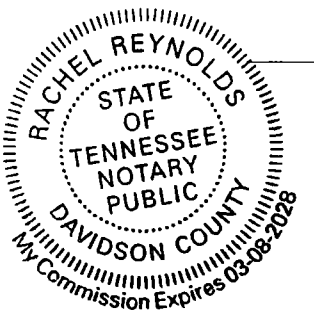
STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NANG X. KEAUNOUDONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13 day of August, 2024.

My Commission Expires:

March 9, 2028.



Notary Public

MANILAY PHIMMASEN Grantor

STATE OF TENNESSEE :
:
COUNTY OF ~~DAVIDSON~~ KW Rutherford :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MANILAY PHIMMASEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of August, 2024.

My Commission Expires:

11-28-2026.

Notary Public

KEARA WOOD NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

THANH PHUOC TONG Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, THANH PHUOC TONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13 day of August, 2024.

My Commission Expires:

March 8, 2028.

Notary Public

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Thanh Tong, Trustee of the Thanh Tong Revocable Trust 7008 Collinswood Drive Nashville TN 37221	SAME/OWNER
Property Address:	Map and Parcel No.:
7008 Collinswood Drive Nashville TN 37221	155 08 0C 055.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).